

VIA HAND DELIVERY

March 19, 2008

Mr. Subrata Basu Interim Director Department of Planning and Zoning Stephen P. Clark Center 111 NW 1st Street 11th Floor Miami, FL 33128



RE: Letter of Intent for West Sunset Square Shopping Center Property Located at northwest corner of S.W. 72 Street (Sunset Drive) and S.W. 157 Avenue.

Dear Subrata:

This law firm represents WMD West Sunset, L.L.C. (the "Applicant"), the owner of the above-referenced property (the "Property"). Please let this letter serve as the Applicant's letter of intent in order to request the necessary zoning approval to permit the development of automatic electric changing signs as part of free standing identification signs for a recently approved shopping center on the Property.

The Property. The Property is 8.82 net acres in size and currently zoned Limited Business (BU-1A). Through Resolution CZAB11-21-07, Community Zoning Appeals Board 11 granted the necessary district boundary change to permit the development of the Property with a well-designed commercial center known as "Sunset Square." A Walgreens drug store is currently planned to be located on the southeast corner of the Property. The Applicant plans to locate signs for the overall center at the main entrances off of Sunset Drive and S.W. 157 Avenue. The signs will include identifications for many of the tenants in the center, including Walgreens.

Sign Plan. Walgreens drug stores are typically served with small, well-designed and unobtrusive L.E.D. automatic electric changing signs that, for example, advertise certain items on sale. Pursuant to the terms of County Code

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Section 33-96.1(f), however, an automatic changing sign may only be located on a parcel of ten acres or larger. The Property is just under ten gross acres in size.

The ten acre requirement, in our view, is intended to prevent a proliferation of large electronic signs on small parcels within the County. No such large electronic sign is proposed for the Property. As indicated by the submitted plans, the proposed freestanding signs for Sunset Square will feature 192 square feet of sign area. The portion of the signs devoted to the automatic L.E.D. sign will be 36 square feet, approximately 18.75 percent of the sign face. We therefore believe that the proposed signs will be compatible with the surrounding area and will not present a distraction to drivers. Because of the size and location of the signs as well as the extensive landscaping approved for the center, we anticipate that the automatic L.E.D. signs should not have a negative impact on nearby residents.

Zoning Request. In order to realize the sign plan for the Property, the Applicant hereby makes the following zoning request:

A non-use variance of County Code Section 33-96.1(f) to permit the development of two freestanding automatic electric signs on a parcel less than ten (10) acres in size.

<u>Conclusion.</u> Again, we believe that the proposed signs are well designed and will not create a negative visual or safety impact either on the surrounding area or the public at large. We look forward to your favorable recommendation. Should you have any questions or concerns, please do not hesitate to phone my direct line at (305) 377-6229.

Sincerely,

Graham Penn

cc:

Don Stiller Robert Shapiro Maria Bolivar Kay Pena Jeffrey Bercow, Esq.

